

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
FINAL DESIGNATION OF REN CENTERS OF MASSACHUSETTS, INC. OF
DISPOSITION PARCEL 54H IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with the Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion, or national original; and

WHEREAS, the Ren Centers of Massachusetts, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 54H in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Ren Centers of Massachusetts, Inc. hereby is finally designated as Redeveloper of Disposition Parcel 54H in the South End Urban Renewal Area.
2. That it is hereby determined that Ren Centers of Massachusetts, Inc. possesses the qualifications and financial resources necessary to acquire and develop land in accordance with the Urban Renewal Plan and the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Working Drawings and Specifications submitted by Ren Centers of Massachusetts, Inc. conform in all respects to the Urban Renewal Plan for the Project Area and that said Plans be, and hereby are, approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority, to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 54H to Ren Centers of Massachusetts, Inc., said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure: (Federal Form H-6004).

Patricia M. Thomas
Patricia M. Thomas
Land Disposition Officer

JULY 23, 1983

Certificate No. 78

PROJECT SOUTH END

DISPOSITION PARCEL NO. 54H Area 22,665 SF

ADDRESS Southeasterly Side Harrison Avenue Between East
Dedham and East Canton Streets

<u>Parcel No.</u>	<u>Appraisal</u>	<u>Appraiser</u>	<u>Rec. Min. Disp. Price</u>
54H	\$230,000	R. Partridge	\$283,000

This parcel is an irregularly shaped piece of land located between East Canton and East Dedham Streets. It contains approximately 22,665 square feet with frontage on Harrison Avenue of about 200 square feet. The land is level with abutting streets.

Mr. Partridge has used the comparable sales approach to reach his opinion of value. His sales are in the range of \$8.00 to \$14.00 a square foot. However, two of his sales are inferior in location and two are considerably larger in size.

Balancing the location of the subject, with frontage of 200 feet on Harrison Avenue and good access to the Southeast Expressway, and prices at which other Authority land has been priced, it is the opinion of the Real Estate Officer that the land has a value of \$12.50 a square foot, or \$283,000.

The developer has agreed to this price.

Patricia M. Twohig
Patricia M. Twohig
Land Disposition Officer

MEMORANDUM

JULY 28, 1993

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL L. BARRETT, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, DEPUTY DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56:
PARCEL 54H

SUMMARY: This memorandum requests the final designation of Ren Centers of Massachusetts, Inc. as redeveloper of Parcel 54H for the purpose of constructing a three-story facility on Parcel 54H and on adjacent properties bounded by East Canton, Andrews and East Dedham Streets.

On June 24, 1993, Ren Centers of Massachusetts, Inc. (Ren Centers) was granted tentative designation as redeveloper of Parcel 54H for the purpose of constructing a Boston Renal Dialysis Clinic on Parcel 54H and adjacent properties bounded by East Canton, Andrews and East Dedham Streets. Ren Centers is a wholly owned subsidiary of Ren Corporation, U.S.A. licensed to do business in the Commonwealth of Massachusetts.

Ren Centers intends to develop the Boston Renal Dialysis Clinic on land bounded by Harrison Avenue, East Canton, Andrews and East Dedham Streets consisting of approximately 39,587 square feet. Parcel 54H is currently owned by the Boston Redevelopment Authority (BRA) and is located at 664-676 Harrison Avenue and 71-73 East Dedham Street. This parcel consists 22,963 square feet of vacant land.

Ren Centers' proposal calls for the construction of a Boston Renal Dialysis Clinic. Ren Centers will demolish the former Ginsberg building, a one-story building on the site. The proposed development will consist of a three-story, 33,000 square foot brick building fronting on Harrison Avenue with 48 surface parking spaces. The clinic will occupy the first floor and the remaining two floors will be used for office and/or laboratory space. No current tenants have been identified. The development will be landscaped and fenced, including trees and lights. The development of a new center will also produce employment opportunities for the residents of Boston as well as improve the physical environment.

The total development cost for this clinic has been estimated at \$4.5 million. Ren Centers will provide total financing for the project. A minimum disposition price of \$283,000 has been determined based upon appraisal and the developer has agreed to the price.

The architect for the project is Gould/Turner Group of Nashville, Tennessee and the RF Walsh Company Inc. will provide development and construction management for the project. Construction will start immediately and will be completed within ten (10) days. The final plans for this development have been reviewed by the BRA design staff. At a recent community meeting, persons present voiced their support for this proposed project.

It is therefore recommended that Ren Centers of Massachusetts, Inc. be granted final designation as redeveloper of Parcel 54H for the purpose of constructing a three-story brick building with a parking facility to provide kidney dialysis services and upper floor office space.

A appropriate vote follows:

VOTED: That the BRA accepts the resolution attached hereto entitled "Resolution of the Boston Redevelopment Authority re: Final Designation of Ren Centers of Massachusetts, Inc. of Parcel 54H in the South End Urban Renewal Area, Project No. Mass. R-56.

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CITY OF BOSTON
SEWER DEPT

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PARCEL 54H

Andrews, East East Canton,
Dedham Streets

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-/RR-28

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